
Chapter 20.22 – Mixed-Use Zoning Districts [MU-V, MU-MM, MU-DW, MU-CV/15th St, MU-W1, MU-W2]

20.22.010 – Purposes of Mixed-Use Zoning Districts

20.22.020 – Mixed-Use Zoning Districts Land Uses and Permit Requirements

20.22.030 – Mixed-Use Zoning Districts General Development Standards

20.22.010 – Purposes of Mixed-Use Zoning Districts

The purposes of the individual mixed-use zoning districts and the manner in which they are applied are provided below. For the purpose of this Zoning Code, mixed-use projects shall comply with nonresidential standards when no mixed use standards exist.

- A. MU-V (Mixed-Use Vertical) Zoning District.** This zoning district is intended to provide for areas appropriate for the development of mixed-use structures that vertically integrate residential dwelling units above the ground floor with retail uses including office, restaurant, retail, and similar nonresidential uses located on the ground floor or above.
- B. MU-MM (Mixed-Use Mariners' Mile) Zoning District.** This zoning district applies to properties located on the inland side of Coast Highway in the Mariners' Mile Corridor (See Part 8, Figure A-5). Properties fronting on Coast Highway may be developed for nonresidential uses only. Properties to the rear of the commercial frontage may be developed for free-standing nonresidential uses, multi-unit residential dwelling units, or mixed-use structures that integrate residential above the ground floor with nonresidential uses on the ground floor.
- C. MU-DW (Mixed-Use Dover/Westcliff) Zoning District.** This zoning district applies to properties located in the Dover Drive/Westcliff Drive area. Properties may be developed for professional office or retail uses, or as horizontal or vertical mixed-use projects that integrate multi-unit residential dwelling units with retail and/or office uses.
- D. MU-CV/15th St. (Mixed-Use Cannery Village and 15th Street) Zoning District.** This zoning district applies to areas where it is the intent to establish a cohesively developed district or neighborhood containing multi-unit residential dwelling units with clusters of mixed-use and/or commercial structures on interior lots of Cannery Village and 15th Street on Balboa Peninsula. Allowed uses may include multi-unit dwelling units; nonresidential uses; and/or mixed-use structures, where the ground floor is restricted to nonresidential uses along the street frontage. Residential uses and overnight accommodations are allowed above the ground floor and to the rear of uses along the street frontage. Mixed-use or nonresidential structures are required on lots at street intersections and are allowed, but not required, on other lots.
- E. MU-W1 (Mixed-Use Water) Zoning District.** This zoning district applies to waterfront properties along the Mariners' Mile Corridor (See Part 8, Figure A-4) in which nonresidential uses and residential dwelling units may be intermixed. A minimum of 50 percent of the allowed square footage in a mixed use development shall be used for nonresidential uses in which marine-related and visitor serving land uses are mixed as

provided in Table 2-10. A Site Development Review, in compliance with Section 20.52.080, shall be approved prior to any development to ensure that the uses are fully integrated and that potential impacts from their differing activities are fully mitigated. Design of nonresidential space to facilitate marine-related uses is encouraged.

- F. **MU-W2 (Mixed-Use Water) Zoning District.** This zoning district applies to waterfront properties in which marine-related uses may be intermixed with general commercial, visitor serving commercial and residential dwelling units on the upper floors.

20.22.020 – Mixed-Use Zoning Districts Land Uses and Permit Requirements

- A. **Allowed land uses.** Tables 2-8, 2-9, and 2-10 indicate the uses allowed within each zoning district and the permit required to establish each use, in compliance with Part 5 (Land Use and Development Permit Procedures).
- B. **Prohibited land uses.** Any table cell with “—” means that the listed land use is prohibited in that specific zoning district.
- C. **Applicable Regulations.** The last column in the tables ("Specific Use Regulations") may include a reference to additional regulations that apply to the use.

TABLE 2-8 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements				
	P Permitted By-Right CUP Conditional Use Permit (20.66.090) MUP Minor Use Permit (20.66.090) LTP Limited Term Permit (20.66.080) --- Not allowed *				
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	MU-V	MU-MM (6)	MU-DW	MU-CV/15 th St. (7)	Specific Use Regulations
Industry, Manufacturing and Processing, Warehousing Uses					
Handicraft Industry	P	P	P	P	
Industry, Marine-Related	---	CUP	---	MUP	
Research and Development	P	P	P	P	
Recreation, Education, and Public Assembly Uses					
Assembly/Meeting Facilities	CUP	CUP	CUP	CUP	
Commercial Recreation and Entertainment	CUP	CUP	CUP	CUP	
Cultural Institutions	P	P	P	P	
Schools, Public and Private	CUP	CUP	CUP	CUP	
Residential Uses					
Single-Unit Dwellings					
Located on 1 st floor	---	---	---	P (3)	20.48.130
Located above 1 st floor	P (1)	---	---	P (3)	20.48.130

<p>TABLE 2-8 ALLOWED USES AND PERMIT REQUIREMENTS</p>	<p>Mixed-Use Zoning Districts Permit Requirements</p>				
	<p>P Permitted By-Right CUP Conditional Use Permit (20.66.090) MUP Minor Use Permit (20.66.090) LTP Limited Term Permit (20.66.080) --- Not allowed *</p>				
<p>Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.</p>	MU-V	MU-MM (6)	MU-DW	MU-CV/15 th St. (7)	Specific Use Regulations
Multi-Unit Dwellings					
Located on 1 st floor	---	P (1)(2)	P(1)	P (3)	20.48.130
Located above 1 st floor	P (1)	P (1)(2)	P (1)	P (3)	20.48.130
Two-Unit Dwellings					
Located on 1 st floor	---	---	---	P (3)	20.48.130
Located above 1 st floor	P (1)	---	---	P (3)	20.48.130
Home Occupations	P	P (1)	P	P	20.48.130
Live-work Units	P	P (1)(2)	P	P (3)	
Care Uses					
Adult Day Care					
Small (6 or fewer)	P	P	P	P	
Child Day Care					
Small (8 or fewer)	P	P	P	P	20.48.070
Day Care, General	---	MUP	---	MUP	20.48.070
Retail Trade Uses					
Alcohol Sales (off-sale)	MUP	MUP	---	MUP	20.48.030
Alcohol Sales (off-sale) Accessory Only	P	P	P	P	
Marine Rentals and Sales					
Boat Rentals and Sales	CUP	P	---	CUP	
Marine Retail Sales	P	P	P	P	
Retail Sales	P	P	P	P	
Service Uses – Business, Financial, Medical, and Professional					
ATM's	P	P	P	P	
Emergency Health Care/Urgent Care	MUP	MUP	MUP	MUP	
Financial Institutions and Related Services	P	P	P	P	
Offices - Business	P	P	P	P	
Offices - Medical and Dental	P	P	P	P	
Offices - Professional	P	P	P	P	
Service Uses - General					

TABLE 2-8 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements								
	P	Permitted By-Right	CUP	Conditional Use Permit (20.66.090)	MUP	Minor Use Permit (20.66.090)	LTP	Limited Term Permit (20.66.080)	---
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	MU-V	MU-MM (6)	MU-DW	MU-CV/15 th St. (7)	Specific Use Regulations				
Animal Sales and Services									
Animal Grooming	P	P	P	P	20.48.050				
Animal Retail Sales	P	P	---	P	20.48.050				
Veterinary Services	---	CUP	CUP	---	20.48.050				
Artists' Studios	P	P	P	P					
Eating and Drinking Establishments									
Accessory food service (open to public)	P	P	P	P	20.48.090				
Fast Food (no late hours) (4)(5)	P/MUP	P/MUP	---	P/MUP	20.48.090				
Fast Food (with late hours) (4)	MUP	MUP	---	MUP	20.48.090				
Food Service (no late hours) (4)(5)	P/MUP	P/MUP	---	P/MUP	20.48.090				
Food Service (with late hours) (4)	CUP	CUP	---	CUP	20.48.090				
Take-Out Service, Limited (5)	P/MUP	P/MUP	---	P/MUP	20.48.090				
Health/Fitness Facilities									
Small – 2,000 sq. ft. or less	P	P	MUP	P					
Large – Over 2,000 sq. ft	CUP	CUP	---	CUP					
Laboratories	---	---	P	---					
Maintenance and Repair Services	P	P	---	P					
Marine Services									
Entertainment and Excursion Services	P	P	---	P	MC Title 17				
Marine Service Stations	CUP	---	---	---					
Personal Services									
Massage Establishments	MUP	MUP	MUP	MUP	MC 5.50 20.48.120				
Massage Services, Accessory	MUP	MUP	MUP	MUP	20.48.120				
Nail Salons	P	P	P	P					
Personal Services, General	P	P	P	P					
Personal Services, Restricted	MUP	MUP	MUP	MUP					
Studio	MUP	MUP	MUP	MUP					

TABLE 2-8 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements								
	P	Permitted By-Right	CUP	Conditional Use Permit (20.66.090)	MUP	Minor Use Permit (20.66.090)	LTP	Limited Term Permit (20.66.080)	---
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	MU-V	MU-MM (6)	MU-DW	MU-CV/15 th St. (7)	Specific Use Regulations				
Postal Services	P	P	P	P					
Printing and Duplicating Services	P	P	P	P					
Smoking Lounges	---	---	---	---					
Visitor Accommodations									
Hotels, Motels, and Time Shares	CUP	CUP	---	CUP					
Bed and Breakfast Inns	---	CUP	---	---					
Transportation, Communications, and Infrastructure Uses									
Parking Facility	MUP	MUP	MUP (2)	MUP (2)					
Marinas	MC Title 17								
Marina Support Facilities	MUP	MUP	---	MUP					
Utilities, Minor	P	P	P	P					
Utilities, Major	CUP	CUP	CUP	CUP					
Wireless Telecommunication Facilities	Municipal Code Chapter 15.70								
Vehicle Rental, Sale, and Service Uses									
Vehicle/Equipment Rentals									
Office Only	P	P	P	P					
Limited (no outdoor storage)	---	MUP	---	---					
Vehicle/Equipment Repair									
Limited	---	MUP	---	---					
Vehicle Sales	---	CUP	---	---					
Vehicle Sales, Office Only	P	P	P	---					
Vehicle/Equipment Services									
Automobile Washing	---	CUP	---	---					
Service Stations	---	CUP	---	---	20.48.210				
Other Uses									
Accessory Structures and Uses	MUP	MUP	MUP	MUP					
Outdoor Storage and Display	MUP	MUP	MUP	MUP	20.48.140				
Personal Property Sales	P	P	P	P	20.48.150				

TABLE 2-8 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements					
	P	Permitted By-Right				
	CUP	Conditional Use Permit (20.66.090)				
	MUP	Minor Use Permit (20.66.090)				
	LTP	Limited Term Permit (20.66.080)				
	---	Not allowed *				
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	MU-V	MU-MM (6)	MU-DW	MU-CV/15th St. (7)	Specific Use Regulations	
Special Events	Municipal Code Chapter 11.03					
Temporary Uses	LTP	LTP	LTP	LTP	20.52.040	

* **Uses not listed.** Land uses that are not listed in the table above, or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 20.12.020 (Rules of Interpretation).

- (1) Allowed only as part of a mixed-use development. Refer to Section 20.48.130 (Mixed Use Projects) for additional development standards.
- (2) Not allowed to front onto Coast Highway. Coast Highway frontage shall be limited to nonresidential uses. See Table 2-11 (Development Standards for Vertical and Horizontal Mixed Use Zoning Districts).
- (3) Not allowed on lots at street intersections unless part of a mixed-use or live-work structure.
- (4) Late hours. Facilities with late hours shall mean facilities that offer service and are open to the public after 11:00 p.m. any day of the week.
- (5) Permitted or Minor Use Permit required.
 - a. A Minor Use Permit shall be required for any use located within 500 feet, property line to property line, of any residential zoning district.
 - b. A Minor Use Permit shall be required for any use that maintains late hours.
- (6) Properties fronting on Coast Highway shall be developed with nonresidential uses as allowed in Table 2-9, above. Properties to the rear of the commercial frontage may be developed for free-standing nonresidential uses, multi-unit residential dwelling units, or mixed-use structures that integrate multi-unit residential above the ground floor with nonresidential uses on the ground floor. See Table 2-10 (Development Standards for Vertical and Horizontal Mixed Use Zoning Districts).
- (7) Mixed-use or commercial structures are required on lots at street intersections and are allowed, but not required, on other lots.

TABLE 2-9 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements		
	P Permitted By-Right CUP Conditional Use Permit (20.66.090) MUP Minor Use Permit (20.66.090) LTP Limited Term Permit (20.66.080) --- Not allowed *		

Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	MU-W1 (5)(6)	MU-W2	Specific Use Regulations
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Industry, Manufacturing and Processing, Warehousing Uses

Handicraft Industry	P	P	
Industry, Marine-Related	P	P	
Research and Development	P	P	

Recreation, Education, and Public Assembly Uses

Assembly/Meeting Facilities

Small - 5,000 sq ft or less (Religious assembly may be larger than 5,000 sq. ft.)	CUP	CUP	
Commercial Recreation and Entertainment	CUP	CUP	
Cultural Institutions	P	P	
Parks and Recreational Facilities	CUP	CUP	
Schools, Public and Private	CUP	CUP	

Residential Uses

Single-Unit Dwellings

Located on 1 st floor	---	---	
Located above 1 st floor	P (1)	P (2)	20.48.130

Multi-Unit Dwellings

Located on 1 st floor	---	---	
Located above 1 st floor	P (1)	P (2)	20.48.130

Two-Unit Dwellings

Located on 1 st floor	---	---	
Located above 1 st floor	P (1)	P (2)	

Home Occupations	P	P (2)	20.48.110
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Care Uses

Adult Day Care

Small (6 or fewer)	P	P	
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Child Day Care

Small (8 or fewer)	P	P	20.48.070
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Day Care, General	---	MUP	20.48.070
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TABLE 2-9 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements			
	P	Permitted By-Right		
	CUP	Conditional Use Permit (20.66.090)		
	MUP	Minor Use Permit (20.66.090)		
	LTP	Limited Term Permit (20.66.080)		
	---	Not allowed *		
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	MU-W1 (5)(6)	MU-W2	Specific Use Regulations	
Retail Trade Uses				
Alcohol Sales (off-sale)	MUP	MUP	20.48.030	
Alcohol Sales (off-sale), Accessory Only	P	P		
Marine Rentals and Sales				
Boat Rentals and Sales	P	P		
Marine Retail Sales	P	P		
Retail Sales	P	P		
Visitor Serving Retail	P	P		
Service Uses – Business, Financial, Medical, and Professional				
ATM's	P	P		
Emergency Health Facilities/Urgent Care	---	P		
Financial Institutions and Related Services (above 1 st floor only)	P	P		
Offices - Business	P	P		
Offices - Medical and Dental (above 1 st floor only)	---	P		
Offices - Profession	P	P		
Service Uses - General				
Animal Retail Sales	MUP	MUP	20.48.050	
Artists' Studios	P	P		
Eating and Drinking Establishments				
Accessory food service (open to public)	P	P	20.48.090	
Fast Food (no late hours) (3)(4)	P/MUP	P/MUP	20.48.090	
Fast Food (with late hours) (3)	MUP	MUP	20.48.090	
Food Service (no alcohol, no late hours) (3)(4)	P/MUP	P/MUP	20.48.090	
Food Service (no late hours) (3)	MUP	MUP	20.48.090	
Food Service (with late hours) (3)	CUP	CUP	20.48.090	
Take-Out Service - Limited (3) (4)	P/MUP	P/MUP	20.48.090	

TABLE 2-9 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements		
	P Permitted By-Right CUP Conditional Use Permit (20.66.090) MUP Minor Use Permit (20.66.090) LTP Limited Term Permit (20.66.080) --- Not allowed *		
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	MU-W1 (5)(6)	MU-W2	Specific Use Regulations
Health/Fitness Facilities			
Small – 2,000 sq. ft. or less	P	P	
Maintenance and Repair Services	P	P	
Marine Services			
Boat Storage	CUP	CUP	
Boat Yards	CUP	CUP	
Entertainment and Excursion Services	P	P	
Marine Service Stations	CUP	CUP	
Water Transportation Services	P	P	
Personal Services			
Massage Establishments	MUP	MUP	MC 5.50 20.48.120
Massage Services, Accessory	MUP	MUP	20.48.120
Nail Salons	P	P	
Personal Services, General	P	P	
Personal Services, Restricted	MUP	MUP	
Smoking Lounges	---	---	
Visitor Accommodations			
Hotels, Motels, Bed and Breakfast Inns, and Time Shares	CUP	CUP	
Transportation, Communications, and Infrastructure			
Parking Facilities	MUP	MUP	
Communication Facilities	P	P	
Heliports and Helistops (7)	CUP	CUP	
Marinas	MC Title 17		
Marina Support Facilities	MUP	MUP	
Utilities, Minor	P	P	
Utilities, Major	CUP	CUP	
Wireless Telecommunication Facilities	Municipal Code Chapter 15.70		

TABLE 2-9 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements			
	P	Permitted By-Right		
	CUP	Conditional Use Permit (20.66.090)		
	MUP	Minor Use Permit (20.66.090)		
	LTP	Limited Term Permit (20.66.080)		
	---	Not allowed *		
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	MU-W1 (5)(6)	MU-W2	Specific Use Regulations	
Other Uses				
Accessory Structures and Uses	MUP	MUP		
Outdoor Storage and Display	MUP	MUP	20.48.140	
Personal Property Sales	P	P	20.48.150	
Special Events	Municipal Code Chapter 11.03			
Temporary Uses	LTP	LTP	20.52.040	

- * **Uses not listed.** Land uses that are not listed in the table above, or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 20.12.020 (Rules of Interpretation).
- (1) May only be located on lots with a minimum of 200 lineal feet of frontage on Coast Highway. Refer to Section 20.48.130 (Mixed Use Projects) for additional development standards.
 - (2) May only be located above a commercial use and not a parking use. Refer to Section 20.48.130 (Mixed Use Projects) for additional development standards.
 - (3) Late hours. Facilities with late hours shall mean facilities that offer service and are open to the public past 11:00 p.m. any day of the week.
 - (4) Permitted or Minor Use Permit required.
 - a. A Minor Use Permit shall be required for any use located within 500 feet, property line to property line, of any residential zoning district.
 - b. A Minor Use Permit shall be required for any use that maintains late hours.
 - (5) Approval of a Minor Site Development Review, in compliance with Section 20.52.080, shall be required prior to any development to ensure that the uses are fully integrated and that potential impacts from their differing activities are fully mitigated.
 - (6) A minimum of 50 percent of the square footage of a mixed use development shall be used for nonresidential uses.
 - (7) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with any and all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.

20.22.030 – Mixed-Use Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-10, in addition to the development standards in Part 3 (Site Planning and Development Standards).

**TABLE 2-10
DEVELOPMENT STANDARDS FOR VERTICAL AND HORIZONTAL
MIXED-USE ZONING DISTRICTS**

Development Feature	MU-V	MU-MM	MU-DW	MU-CV/15th St.	Additional Regulations
Lot Dimensions (1)(2)	<i>Minimum dimensions required for each NEWLY CREATED lot.</i>				
Lot Area (2)	2,500 sq. ft.	10,000 sq. ft.	40,000 sq. ft.	5,000 sq. ft.	
Lot Width (2)	25 ft.	50 ft.	100 ft.	40 ft.	
Density Range	<i>Minimum/maximum allowable density range for residential uses.</i>				
Lot area required per unit (sq. ft.) (3)	Minimum: 1,631 Maximum: 2,167	Minimum: 1,631 Maximum: 2,167 For property beginning 100 ft. north of Coast Hwy.	Minimum: 1,631 Maximum: 2,167	Minimum: 1,631 Maximum: 2,167	
Floor Area Ratio (FAR) (4)					
Mixed use development	Min. 0.35 Max. 0.50 for nonresidential Max. 1.0 for residential.	Min. 0.25 Max. 0.50 for nonresidential Max. 1.0 for residential.	Min. 0.25 Max. 0.50 for nonresidential Max. 1.0 for residential.	Min. 0.25 Max. 0.50 for nonresidential Max. 1.0 for residential.	
Nonresidential only	0.75.	0.50	0.50	0.50	
Residential only	N/A	N/A	N/A.	1.5	
Setbacks	<i>The distances below are minimum setbacks required for primary structures. See Section 20.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>				
Front	0	0	0	0	

**TABLE 2-10
DEVELOPMENT STANDARDS FOR VERTICAL AND HORIZONTAL
MIXED-USE ZONING DISTRICTS**

Development Feature	MU-V	MU-MM	MU-DW	MU-CV/15th St.	Additional Regulations
Side	0	0	0	0	
Side Adjoining a residential district	5 ft.	5 ft.	5 ft.	5 ft.	
Rear	0	0	0	0	
Rear Adjoining residential district	5 ft.	5 ft.	5 ft.	5 ft.	
Rear Adjoining an alley	10 ft.	5 ft.	0	10 ft.	
Bulkhead setback	10 ft.	N/A			
Open Space					
Common open space.	Minimum 75 square feet/dwelling unit. (The minimum dimension (length and width) shall be 15 feet)				
Private open space.	5% of the gross floor area for each unit. (The minimum dimension (length and width) shall be 6 feet)				
Separation Distance	<i>Minimum distance between detached residential structures on same lot.</i>				
	10 ft.	10 ft.	10 ft.	10 ft.	
Height	<i>Maximum allowable height of structures without discretionary approval. See Section 20.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 20.30.060.B (Increase in Height Limit) for possible increase in height limit.</i>				
MU-V, MU-MM, and MU-CV/15 th St.	26 ft. with flat roof, less than 3/12 roof pitch 31 ft. with sloped roof, 3/12 roof pitch or greater				

**TABLE 2-10
DEVELOPMENT STANDARDS FOR VERTICAL AND HORIZONTAL
MIXED-USE ZONING DISTRICTS**

Development Feature	MU-V	MU-MM	MU-DW	MU-CV/15 th St.	Additional Regulations
MU-DW			32 ft. with flat roof, less than 3/12 roof pitch 37 ft. with sloped roof, 3/12 roof pitch or greater		
Fencing					<i>See Section 20.30.040 (Fences, Hedges, Walls, and Retaining Walls).</i>
Landscaping					<i>See Chapter 20.36 (Landscaping Standards).</i>
Lighting					<i>See Section 20.30.070 (Outdoor Lighting).</i>
Outdoor storage/display					<i>See Section 20.48.140 (Outdoor Storage, Display, and Activities).</i>
Parking					<i>See Chapter 20.40 (Off-Street Parking).</i>
Satellite Antennae					<i>See Section 20.48.190 (Satellite Antennae and Amateur Radio Facilities).</i>
Signs					<i>See Chapter 20.42 (Sign Standards).</i>

Notes:

- (1) All development and the subdivision of land shall comply with the requirements of Municipal Code Title 19 (Subdivisions).
- (2) The standards for minimum lot area and lot width are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for the creation of ownership or leasehold (e.g., condominium) purposes.
- (3) For the purpose of determining the allowable number of units, portions of legal lots that are submerged lands or tidelands are included in land area of the lot.
- (4) Portions of legal lots that are submerged lands or tidelands shall be included in the land area of the lot for the purpose of calculating the allowable floor area of structures,

**TABLE 2-11
DEVELOPMENT STANDARDS FOR WATERFRONT MIXED-USE ZONING DISTRICTS**

Development Feature	MU-W1 (3)	MU-W2	Additional Requirements
Lot Dimensions (1)(2)	<i>Minimum dimensions required for each NEWLY CREATED lot.</i>		
Lot Area			
Mixed use structures	20,000 sq. ft.	2,500 sq. ft.	
Non-mixed use structures	10,000 sq. ft.	2,500 sq. ft.	
Lot Width			
Mixed use structures	200 ft.	25 ft.	
Non-mixed use structures	50 ft.	25 ft.	
Density (4)	<i>Minimum/maximum allowable density range for residential uses.</i>		
Lot area required per unit	Minimum: 7,260 sq. ft per unit	Minimum: 1,631 Maximum: 2,167	
Floor Area Ratio (FAR) (5)			
Mixed use development	Min. 0.35 and Max. 0.5 for nonresidential uses. Max. 0.5 for residential uses. (3)	Min. 0.35 and Max. 0.5 for nonresidential. Max. 0.75 for residential uses.	
	Max. 1.0 for mixed use projects	Lido Marina Village Min. 0.35 Max. 0.7 for nonresidential and 0.8 residential.	
Nonresidential only	0.5 Commercial only (3)	0.5 Commercial only	
Setbacks	<i>The distances below are minimum setbacks required for primary structures. See Section 20.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>		
Front	0	0	
Side	0	0	

**TABLE 2-11
DEVELOPMENT STANDARDS FOR WATERFRONT MIXED-USE ZONING DISTRICTS**

Development Feature	MU-W1 (3)	MU-W2	Additional Requirements
Side Adjoining a residential district	5 ft.	5 ft.	
Rear	0	0	
Rear Residential portion of mixed use	N/A	5 ft.	
Rear Nonresidential adjoining a residential district.	N/A	5 ft.	
Rear Adjoining an alley	N/A	10 ft.	
Bulkhead setback	10 ft.	10 ft.	
Open Space			
Common open space	Minimum 75 square feet/dwelling unit. (The minimum dimension (length and width) shall be 15 feet)		
Private open space	5% of the gross floor area for each dwelling unit. (The minimum dimension (length and width) shall be 6 feet)		
Separation Distance	<i>Minimum distance between detached structures on same lot.</i>		
	10 ft.	10 ft.	
Height	<i>Maximum allowable height of structures without discretionary approval. See Section 20.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 20.30.060.B (Increase in Height Limit) for possible increase in height limit.</i>		
	26 ft. with flat roof, less than 3/12 roof pitch 31 ft. with sloped roof, 3/12 roof pitch or greater		
Fencing	<i>See Section 20.30.040 (Fences, Hedges, Walls, and Retaining Walls).</i>		
Landscaping	<i>See Chapter 20.36 (Landscaping Standards).</i>		
Lighting	<i>See Section 20.30.070 (Outdoor Lighting).</i>		
Outdoor storage/display	<i>See Section 20.48.140 (Outdoor Storage, Display, and Activities).</i>		
Parking	<i>See Chapter 20.40 (Off-Street Parking).</i>		
Satellite Antennae	<i>See Section 20.48.190 (Satellite Antennae and Amateur Radio Facilities).</i>		
Signs	<i>See Chapter 20.42 (Sign Standards).</i>		

Notes:

- (1) All development and the subdivision of land shall comply with the requirements of Municipal Code Title 19 (Subdivisions).

- (2) The standards for minimum lot area and lot width are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for the creation of ownership or leasehold (e.g. condominium) purposes.
- (3) A minimum of 50 percent of the square footage in a mixed use development shall be used for nonresidential uses.
- (4) For the purpose of determining the allowable number of units, portions of legal lots that are submerged lands or tidelands shall be included in land area of the site.
- (5) Portions of legal lots that are submerged lands or tidelands shall be included in the net area of the lot for the purpose of calculating the allowable floor area of structures,